



27 Hall Avenue, Worthing, BN14 9BD  
Guide Price £600,000



Situated in a quiet and most popular position, this detached bungalow offers versatile accommodation having been extended and having space that could be suitable for working at home or possibly a dependant relative. The accommodation includes as follows: Entrance hall, lounge, fitted kitchen, dining room/ bedroom, two further double bedrooms, study or possible bedroom 4, bathroom/WC and shower room /WC. Externally there are enclosed WEST facing gardens, private drive way to garage and additional parking space. Viewing is highly recommended.

- Popular Offington Area
- Versatile Accomodation
- Possible 4 Bedrooms
- Bathroom/WC and Shower Room/WC
- Lounge and Fitted kitchen
- Private WEST facing gardens
- Garage and Private Driveway
- Viewing Highly Reccommended





### Inner Porch and Entrance

Double glazed door to:

### Hallway

Laminate flooring, radiator, alarm system, storage cupboard and airing cupboard with shelving, access to loft space (boarded with light and housing the gas fired boiler).

### Lounge

5.87m into bay x 3.78m (19'3 into bay x 12'5)

Dual aspect double glazed windows and bay window, gas fireplace with mantle, two radiators, wall lighting.

### Kitchen

5.26m x 3.35m (17'3 x 11'0)

Blanco German ( Pflege und Bedienungsanleitung ).fitted kitchen.

Excellent range of gloss base and wall units with central island with bevelled edges, single Silgranit sink unit, large larder fitted cupboard and built in Zanussi grill and oven, gas hob and extractor fan, space for dishwasher, washing machine and American style fridge freezer, south facing double glazed window. wall mounted TV.



### Dining Room/Bedroom 3

3.96m x 3.66m (13'0 x 12'0)

Radiator, French door overlooking and leading to the rear garden.

### Bedroom 1

3.84m x 3.25m (12'7 x 10'8)

Fitted wardrobes with shelving, downlighting and matching two chest of drawers, double glazed window.

### Bedroom 2

3.23m x 2.82m (10'7 x 9'3)

Built in wardrobe, radiator, double glazed window.

### Study

3.23m x 1.63m (10'7 x 5'4)

Double glazed window overlooking the rear garden, radiator, laminate flooring.

### Bathroom/WC

Suite comprising marble effect tiled bath with hand held shower, walk in shower with rainfall showerhead, sink with storage under, heated towel rail, low level flush WC, frosted double glazed windows.



### Shower room/ WC

Walk in shower with rainfall shower, sink with vanity unit, low level flush WC, heated towel rail, tiled walls, double glazed windows.

### Rear Garden

The rear garden is a feature of the property being of popular WESTERLY aspect, partly laid to lawn with patio areas, mature flower and shrub borders, pathway with side access, shed, door to:

### Garage

3.51m x 2.06m (11'6 x 6'9)

Up and over door with power points, lighting, fuse box and gas meter, double glazed window to rear.

Mainly used for storage,

### Front Garden

Mainly laid to lawn.

### Driveway and Parking

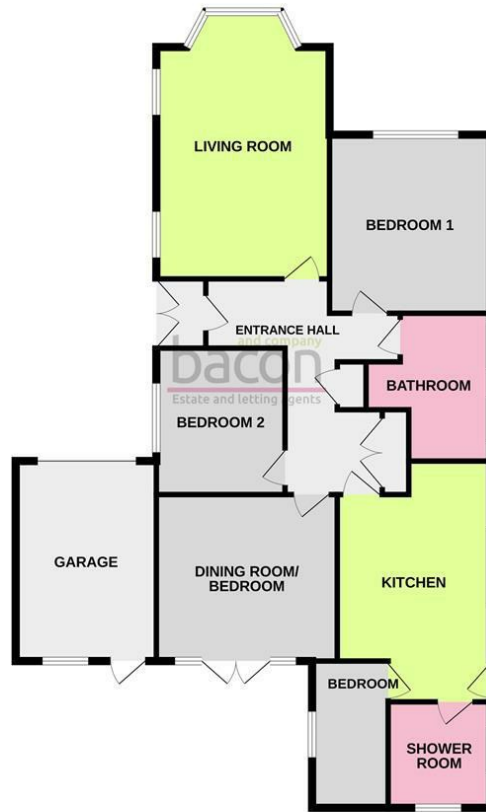
Private driveway with access to garage and additional parking area.

### Council tax

Band E



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>	<b>70</b>		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

